

AGENDA MEMO

CITY COUNCIL MEETING DATE: OCTOBER 18, 2006

DEPARTMENT: PLANNING AND DEVELOPMENT

**ITEM DESCRIPTION: SDR-15762 - APPLICANT: KGA ARCHITECTURE - OWNER:
FIRST GOOD SHEPHERD EVANGELICAL LUTHERAN CHURCH OF LAS VEGAS**

**** CONDITIONS ****

The Planning Commission (6-0-1/sd vote) and staff recommend APPROVAL, subject to:

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 08/08/06, except as amended by conditions herein.
3. A Waiver from perimeter landscape buffer width requirements is hereby approved, to allow an exterior landscape buffer width of 10 feet adjacent to the right-of-way where a 15-foot buffer is the minimum required, and an interior landscape buffer width of 6 feet where 8 feet is the minimum required.
4. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect an additional parking island located within the designated parking area near the north property line of the site.
5. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
6. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

8. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
9. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. Coordinate with the City Surveyor to determine whether a Reversionary Map or other map is necessary; if such map is required, it should record prior to the issuance of any permits for this site.
12. Dedicate a 20-foot radius on the northwest corner of Lewis Avenue and Thirteenth Street prior to the issuance of any permits; coordinate with the Right-of-Way Section of the Department of Public Works for assistance in the preparation of appropriate documents.
13. Construct all incomplete half-street improvements on Lewis Avenue and Thirteenth Street adjacent to this site concurrent with development of this site.
14. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
15. The proposed entry gates shall remain open during pick-up and drop off times.
16. This site will be subject to the traffic signal impact fee as required by Ordinance No. 5644 at the time permits are issued.
17. Landscape and maintain all unimproved rights-of-way, if any, on Lewis Avenue and Thirteenth Street adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

18. Submit an Encroachment Agreement for all landscaping, if any, located in the Lewis Avenue and Thirteenth Street public rights-of-way adjacent to this site prior to the issuance of any building permits.
19. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

**** STAFF REPORT ****

APPLICATION REQUEST

The applicant requests for a Site Development Plan Review for a proposed 12,480 square-foot private school and a Waiver of the perimeter landscape buffer width requirements on 0.85 acres at 312, 318, 324, and 330 South 13th Street.

EXECUTIVE SUMMARY

The applicant is proposing to build a 12,480 square foot primary private school (grades kindergarten through second grade) and a preschool. The land use is appropriate for the area as there are other institutional types of uses that surround the proposed school.

The applicant is also requesting a Waiver of the exterior perimeter landscape buffer on the along Thirteenth Street providing 10 feet where 15 feet is required, and a Waiver of the interior perimeter landscape buffer providing six feet where eight feet is required. Staff supports the request.

BACKGROUND INFORMATION

A) Related Actions

09/21/06 The Planning Commission voted 6-0-1/sd to recommend APPROVAL (PC Item #11/jm).

B) Pre-Application Meeting

07/24/06 In the pre-application meeting, submittal requirements were discussed. Perimeter landscape buffer and parking requirements were also mentioned in detail. Public Works discussed ingress and egress access to the site and utilization of the alley way as a point of access.

C) Neighborhood Meetings

A Site Development Review does not require a neighborhood meeting, nor was one held.

DETAILS OF APPLICATION REQUEST

A) *Site Area*

Net Acres: 0.85

B) *Existing Land Use*

Subject Property: Duplex
North: School Playground
South: Commercial
East: Office and Church
West: Private School

C) *Planned Land Use*

Subject Property: MXU (Mixed Use)
North: MXU (Mixed Use)
South: MXU (Mixed Use)
East: MXU (Mixed Use)
West: MXU (Mixed Use)

D) *Existing Zoning*

Subject Property: R-4 (High Density Residential)
North: R-4 (High Density Residential)
South: C-1 (Limited Commercial)
East: C-V (Civic)
West: R-4 (High Density Residential)

E) *General Plan Compliance*

The subject site is located within the Downtown Redevelopment Plan area. Within that area, it has a land use designation of MXU (Mixed Use). The Mixed Use designation allows for a mix of uses that are normally allowed within the L (Low Density Residential), ML (Medium-Low Density Residential), M (Medium Density Residential), H (High Density Residential), O (Office), SC (Service Commercial), and GC (General Commercial) designations. The subject property is zoned R-4 (High Density Residential). This zoning category complies with the MXU (Mixed Use) designation.

<i>SPECIAL DISTRICTS/ZONES</i>	Yes	No
Special Area Plan	X	
Downtown Redevelopment Plan Area	X	
Special Overlay District		X
Trails		X
Rural Preservation Overlay District		X
Development Impact Notification Assessment		X
Project of Regional Significance		X

Downtown Redevelopment Plan Area

The subject site is located within the Downtown Redevelopment Plan area. No additional development standards will be placed on the project as a result of this designation. Rather, this designation targets areas in need of heightened development efforts.

PROJECT DESCRIPTION

The applicant is proposing to build a 12,480 square foot Primary Private School (grades kindergarten through second grade) and a Preschool. The site provides a pickup/drop off near the main entrance. There are a total of 24 parking spaces provided. The security gates on the west side of the property off the alley are to remain open from 6:30 AM – 8:30 AM and 2:45 PM – 6 PM, Monday through Friday. The gate on the east side of the property off, Thirteenth Street, is to remain open from 6:00 AM – 6:00 PM.

The applicant is also requesting a Waiver of the exterior perimeter landscape buffer on the along Thirteenth Street to provide 10 feet where 15 feet is required, and a Waiver of the interior perimeter landscape buffer to provide six feet where eight feet is required.

ANALYSIS

A) Zoning Code Compliance

A1) Development Standards

Pursuant to Title 19.08, the following Development Standards apply to the subject proposal:

Standards	Required	Provided	Compliance
Min. Lot Size	6,500 sq. ft.	37,026 sq. ft.	Y
Min. Lot Width	N/A	N/A	N/A
Min. Setbacks			
• Front	10 Feet	10 Feet	Y
• Side	5 Feet	6 Feet	Y
• Rear	20 Feet	120 Feet	Y
Max. Lot Coverage	N/A	N/A	N/A
Max. Building Height	2 Stories / 35 Feet	24 Feet	Y
Trash Enclosure	50 Feet from residential property	242 Feet from residential property	Y
Mech. Equipment	Screened	Screened	Y
Loading Zone	1	1	Y

This project meets or exceeds the Development Standards required by Title 19.08.

A3) Parking and Traffic Standards

Pursuant to Title 19.10, the following Parking Standards apply to the subject proposal:

Uses	GFA	Required			Provided	
		Ratio	Parking		Parking	
			Regular	Handicap	Regular	Handicap
Public or Private School, Primary	12,480	3 spaces per Classroom	21	1	22	2
Total			22	1	24	2

The project meets Title 19.10 Parking Standards.

A4) Landscape and Open Space Standards

Pursuant to Title 19.12, the following Landscape Standards apply to the subject proposal:

Standards	Required		Provided
	Ratio	Trees	
Parking Area	1 Trees/6 Spaces	4 Trees	8 Trees
Buffer:			
• Min. Trees	1 Trees/20 Linear Feet	35 Trees	35 Trees
• Min. Zone Width (interior)	8 Feet		6 Feet
• Min. Zone Width (exterior)	15 Feet		10 Feet

The applicant is requesting a landscape waiver and a reduction of the perimeter landscape buffer in the interior and exterior landscape buffers. The applicant provides 10 feet of landscape buffer where 15 feet is required along Thirteenth Street. In addition, the applicant provides six feet of landscape buffer where eight feet is required along the north interior landscape buffer. The applicant is providing one tree per 20 linear feet for the entire perimeter of the project. The parking area is deficient one parking island. The applicant has the space to remove one parking space and replace it with a parking island. This deficiency has been conditioned.

B) General Analysis and Discussion

- Zoning

The applicant is proposing a primary private school on the 0.85 acre site. The property is zoned R-4 (High Density Residential) which requires a condition that the site must provide adequate pick-up and drop-off area. The site meets those requirements.

- Site Plan

This proposal is for a 12,480 square foot primary private school with trees buffering the perimeter. To the north is the parking lot which includes 24 parking spaces. The site is bound by churches to the east and west, a playground to the north and a commercial establishment across Lewis Street.

- Waivers

The applicant is requesting a landscape waiver and a reduction of the perimeter landscape buffer in the interior and exterior landscape buffers. This is discussed in detail in the analysis above.

- Landscape Plan

The landscape plan depicts 10 feet of landscape buffer where 15 feet is required along Thirteenth Street. In addition, the applicant provides six feet of landscape buffer where eight feet is required along the north interior landscape buffer. The applicant is also providing one tree per 20 linear feet for the entire perimeter of the project. The parking area is deficient one parking island. This deficiency has been conditioned.

- Elevation

The proposed one-story school is 24 feet tall at all elevations. The split-face CMU building will be a mixture of white at the lower half and mesa tan at the upper half. Since this building will be utilized as a private school, residential adjacency standards do not apply.

- Floor Plan

The floor plan depicts seven classrooms, a kitchen, conference room, multi-purpose room and administrative offices for staff and storage.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

1. **“The proposed development is compatible with adjacent development and development in the area;”**

The land use is appropriate for the area as there are other institutional types of uses that surround the proposed school.

2. **“The proposed development is consistent with the General Plan, Title 19, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted City Plans, policies and Standards;”**

This proposed school complies with the MXU designation. The Mixed Use designation allows for a mix of uses that are normally allowed within the L, ML, M, H, O, SC, and GC designations. The subject property is zoned R-4 (High Density Residential) which is permitted by condition which states that the site must provide adequate pick-up and drop-off area. The site complies with this condition.

The site is however deficient in buffer landscaping per 19.12. The applicant is providing along the exterior landscape buffer 10 feet where 15 feet is required and in the interior landscape buffer 6 feet where eight feet is required.

3. **“Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;”**

The site gains access from Thirteenth Street and the alley to the west behind the proposed school. Thirteenth Street is a one way secondary collector, 80 feet in width, that flows north. By placing access points on Thirteenth Street and the alley to the west, the site adequately guides flow through the site and onto roadways.

4. **“Building and landscape materials are appropriate for the areas and for the City;”**

The proposed building and landscape materials are appropriate for the area and are consistent with the City’s requirements.

5. **“Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;”**

The design of the elevations are appropriate to the use of the structure, and will be compatible with other development in the downtown area.

6. “Appropriate measures are taken to secure and protect the public health, safety and general welfare.”

The development will be subject to inspections, and appropriate measures will be taken to protect public health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 18

ASSEMBLY DISTRICT 9

SENATE DISTRICT 3

NOTICES MAILED 226 by Planning Department

APPROVALS 0

PROTESTS 0